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Process No.	Applicant Name
<u>01-209</u>	<u>GREATER NEW BETHEL BAPTIST CHURCH, INC.</u>
<u>02-196</u>	<u>NERI LOSTAL</u>
<u>03-042</u>	<u>JEAN M. BRASWELL PINKNEY</u>
<u>03-186</u>	<u>RAMON & SONIA MARTIN</u>
<u>03-214</u>	<u>COLIN ROBINSON</u>
<u>03-236</u>	<u>MIAMI GARDENS SQUARE, INC.</u>
<u>03-240</u>	<u>FLORENCE BACCUS</u>
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<u>03-274</u>	<u>GREATER MIAMI JEWISH FEDERATION, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/3/03 TO THIS DATE:

HEARING NO. 03-12-CMG-1 (01-209)

10-52-41
CMG

APPLICANT: GREATER NEW BETHEL BAPTIST CHURCH, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-102-85, passed and adopted by the Zoning Appeals Board and further modified by Resolution 5-ZAB-126-95, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Greater New Bethel Baptist Church, as prepared by Judson and Partners, and dated received March 1, 1995, consisting of three sheets.'"

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'New Bethel Baptist Family Life Facility,' as prepared by Civil-Cadd Engineering and dated received August 10, 2001 and February 14, 2002 and consisting of 16 pages."

- (2) MODIFICATION of Condition #6 of Resolution 4-ZAB-102-85, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "6. That the use be restricted to a maximum of 150 children."

TO: "6. That the use be restricted to a maximum of 327 children."

The purpose of the requests is to permit the applicant to submit plans showing a new day care, kindergarten and after-school care building, a new recreation area and to allow additional children.

- (3) Applicant is requesting to permit a drive within 25' of N.W. 22nd Avenue (parking spaces and drives to be spaced 25' from a right-of-way).
- (4) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of a day care facility, after school care and kindergarten onto additional property to the east of the existing religious facility and day care facility, after school care and kindergarten.
- (5) SPECIAL EXCEPTION to permit the expansion of the existing religious facility onto additional property to the east.

Upon a demonstration that the applicable standards have been satisfied, approval of requests 1 & 2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing), and request #3 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 2, 3, 6 and 20 through 25, less the west 15' of Lots 20 through 25, Block 16, SUNNY ISLES INLAND, Plat book 44, Page 69.

LOCATION: 17025 N.W. 22 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 6.08 net acres

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: NERI LOSTAL

Applicant is requesting approval to permit a detached exercise room, bathroom & storage structure setback 7.15' (7.5' required) from the interior side (east) property line and spaced 7.65' from the main structure (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Conditions at Mr. & Mrs. Lostal Residence," as prepared by Avelino R. Leoncio, Jr. AIA, Architect, dated 11/28/01 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 38, Block 33, FIRST ADDITION TO CAROL CITY GARDENS, Plat book 68, Page 31.

LOCATION: 4491 N.W. 198 Street, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: JEAN M. BRASWELL PINKNEY

- (1) Applicant is requesting approval to permit an addition to a single family residence setback a minimum of 16.3' from the rear (west) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit a single family residence setback 24.9' from the front (east) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A) (4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Addition (907.4 sq. ft.) for Jean Braswell Pinkney," as prepared by Arcon Engineering Group, Inc., consisting of 2 sheets as follows: Sheet A-1 dated 12/27/01 and Sheet A-2 dated 11/27/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 7, SUNNY LAKE ESTATES 1ST ADDITION, Plat book 71, Page 71.

LOCATION: 17120 N.W. 17 Court, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 7,501 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-1-CMG-3 (03-186)

17-52-41
CMG

APPLICANTS: RAMON & SONIA MARTIN

Applicants are requesting approval to permit a garage addition to a residence setback 5' from the interior side (south) property line (7.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans – Amnesty Addition to Residence for Ramon Martin," as prepared by E. C. & Assocs., Inc., consisting of 2 sheets and dated 3/31/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, Block 3, VENETIAN ACRES, Plat book 44, Page 92.

LOCATION: 16050 N.W. 45 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 75' x 300'

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANT: COLIN ROBINSON

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit parking spaces to back-out into the right-of-way of N.W. 27th Avenue (not permitted).
- (3) Applicant is requesting to permit a lot area of 8,175 sq. ft. (10,000 sq. ft. required)
- (4) Applicant is requesting to waive the required decorative masonry wall required along the (north, south & west) property lines (a 5' high wall is required from where a commercial lot abuts a residential zone).
- (5) Applicant is requesting to permit a minimum setback of 10.9' from the interior side (north) property line and setback 11.53' from the interior side (south) property line. (15' required from each).
- (6) Applicant is requesting to waive the required landscape buffer along N.W. 27th Avenue where parking is provided (7' wide landscape buffer required).
- (7) Applicant is requesting to permit a 11.53' wide two-way driveway (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #7 may be considered under §33-311(A) (20) (Alternative Site Development Option for Semi-Professional Office Zoning District or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plans, Floor Plans and General Notes, Interior Alterations for Robinson and Company," as prepared by Michael A. Heron Design, dated & sealed 7/9/03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 1, MYRTLE GROVE, Plat book 53, Page 90.

LOCATION: 17800 N.W. 27 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 8,175 sq. ft.

RU-1 (Single Family Residential)
RU-5A (Semi-professional Offices)

APPLICANT: MIAMI GARDENS SQUARE, INC.

- (1) IU-2 to IU-1
- (2) SPECIAL EXCEPTION of spacing requirements to permit an adult entertainment nightclub spaced less than the state spacing requirements of 2,500' from an elementary school.
- (3) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses, to permit the adult entertainment nightclub use to be spaced less than 2,500' from a public school.
- (4) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses to permit an adult entertainment nightclub spaced less than the required 1,500' from existing alcoholic beverage uses.
- (5) Applicant is requesting to permit the adult entertainment nightclub to remain open until 6:00 a.m. (5:00 a.m. closing required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #5 may be considered under §33-311(A) (4) (b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Miami Gardens Square One," as prepared by Brown, Demandt Architects dated 12/8/03 and consisting of 6 sheets and an adult entertainment spacing survey as prepared by Fortin, Leavy, Skiles, Inc., dated 11/5/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 3-G of MIAMI INDUSTRIAL DISTRICT, SECTION THREE, Plat book 66, Page 35, LESS AND EXCEPTING THEREFROM the south 202' thereof and LESS the north 198' of the south 400' of the west 357.2' thereof.

LOCATION: 18201 N.W. 2 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 14.26 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

APPLICANT: FLORENCE BACCUS

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit the proposed parking spaces and drives within 25' of an official right-of-way (N.W. 191st Street & N.W. 5th Court) (not permitted).
- (3) Applicant is requesting to permit a one-way drive of 11'3" (14' required).
- (4) Applicant is requesting to permit a classroom area of 1,000 sq. ft. (1,575 sq. ft. required)
- (5) Applicant is requesting to permit 3 street trees (6 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "E. L. I. T. A. Learning Center for F. Baccus," as prepared by Steven B. Schwartz, Architect, P. A., dated October 27, 2003 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 and the north 10' of Lot 2, Block 14, NORWOOD FIRST ADDITION, Plat book 53, Page 56.

LOCATION: 19041 N.W. 5 Court, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 12,458 sq. ft.

RU-1 (Single Family Residential)

HEARING NO. 04-1-CMG-7 (03-270)

8-52-41
CMG

APPLICANT: NORA A. PATTERSON

Applicant is requesting approval to permit an addition to a single family residence setback a minimum of 12.5' from the rear (south) property line. (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Single Family Residence," as prepared by Donovan Pessoa, P. E., dated 9-16-03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 56, FIRST ADDITION TO CAROL CITY, Plat book 60, Page 19.

LOCATION: 4430 N.W. 174 Drive, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 75' x 110'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: GREATER MIAMI JEWISH FEDERATION, INC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility in the BU-1A district.
- (2) Applicant is requesting to permit a lot coverage of 67% (40% maximum permitted).
- (3) Applicant is requesting to permit 0 street trees (10 street trees required).
- (4) Applicant is requesting to permit 12% landscaping open space (16% required)
- (5) Applicant is requesting to permit 0 lot trees (75 lot trees required).
- (6) Applicant is requesting to permit 0 shrubs (850 shrub required).
- (7) Applicant is requesting to waive the required 5' high masonry wall along the property line separating the BU-1A property from a residential district.
- (8) Applicant is requesting to permit a floor area ratio (F.A.R.) of 0.64 (0.51 allowed)

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Facility for Universal Storage Group," as prepared by HSDM Architects, consisting of 12 sheets, dated stamped received 9/17/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 600' of the west 1,144.81' of the south 125' of the Tract 31, less the east 250', of EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, Plat book 2, Page 75, in Section 33, Township 51 South, Range 41 East. AND: The east 600' of the west 1,144.81' of Tract 32, less the east 250' and less the south 35', of EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, Plat book 2, Page 75, in Section 33, Township 51 South, Range 41 East.

LOCATION: Lying approximately 90' east of N.W. 28 Avenue & lying north of N.W. 207 Street, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 3.38 Acres

BU-1A (Business – Limited)